



94TH GENERAL ASSEMBLY
State of Illinois
2005 and 2006
HB4760

Introduced 01/18/06, by Rep. Kathleen A. Ryg

SYNOPSIS AS INTRODUCED:

765 ILCS 5/35c

from Ch. 30, par. 34c

Amends the Conveyances Act. Provides that the signatures of all persons conveying an interest in real property shall be notarized on the instrument of conveyance.

LRB094 16177 AJO 51420 b

1 AN ACT concerning property.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Conveyances Act is amended by changing
5 Section 35c as follows:

6 (765 ILCS 5/35c) (from Ch. 30, par. 34c)

7 Sec. 35c. Whenever any deed or instrument of conveyance or
8 other instrument to be made a matter of record is executed
9 there shall be typed or printed to the side or below all
10 signatures the names of the parties signing such instruments
11 including the witnesses thereto, if any, and the names of the
12 parties or officers taking the acknowledgments. The absence or
13 neglect to print or type the names of the parties under the
14 signatures shall not invalidate the instrument.

15 Whenever any deed or instrument of conveyance or other
16 instrument to be made a matter of record is executed, the
17 signatures of the parties making the conveyance shall be
18 notarized by a notary public appointed and commissioned by the
19 Secretary of State, or an equivalent officer in another state.
20 The absence or neglect to notarize the signatures of the
21 parties making the conveyance shall not invalidate the
22 instrument.

23 Whenever any deed or instrument of conveyance is executed
24 the name and address of the owner or owners to whom subsequent
25 tax bills are to be sent shall be endorsed on the instrument.
26 The absence or neglect of any one to comply with this provision
27 shall not invalidate the instrument.

28 Whenever any deed or instrument of conveyance is executed
29 and is to be made a matter of record wherein a metes and bounds
30 description is incorporated, the metes and bounds description
31 shall contain the section, township and range with an
32 identifiable point of beginning. Subsequent courses shall

1 contain approximate linear distance and direction values,
2 direction being defined as any one or more of the following:

3 a. The angular relationship of the described course to a
4 described course.

5 b. The bearing of the described course relative to the
6 bearing of a described course.

7 c. The relationship of the described course to a known
8 line, or a point thereon, such as a previously described course
9 in the same description or a line of a section or fraction
10 thereof or a line in a platted lot or block.

11 If references are made to existing monuments or points or
12 lines of previously recorded conveyances, the instant
13 description shall contain sufficient information so that it may
14 be located without reference to matters outside the instant
15 description.

16 The neglect to comply with the provisions of this Section
17 shall not invalidate the instrument.

18 (Source: P.A. 85-1232.)